

Receipt (pavti)

514/14354

Monday, August 22, 2022

10:36 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15483 दिनांक: 22/08/2022

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: बदर18-14354-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नीरज - पेडीवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:52 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

सद. दुय्यम निबंधक अंधेरी क्र. ७  
मुंबई नगर जिल्हा

बाजार मूल्य: रु. 18405295.65 /-

मोबदला रु. 24111000/-

भरलेले मुद्रांक शुल्क : रु. 1446700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी धनादेश/पे ऑर्डर क्रमांक: 2208202201225 दिनांक: 22/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी धनादेश/पे ऑर्डर क्रमांक: MH006534354202223E दिनांक: 22/08/2022

बँकेचे नाव व पत्ता:

Neeraj

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

22/8/2022

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

20220822270

22 August 2022,09:43:56 AM

मूल्यांकनाचे वर्ष

2022

जिल्हा

मुंबई(उपनगर)

मूल्य विभाग

24-बांद्रा - ई ( अंधेरी )

उप मूल्य विभाग

भूभाग:उत्तरेस रामकृष्ण मिशन मार्ग,पूर्वेस रेल्वे,दक्षिणेस चित्रकार धूरंदर मार्ग,पश्चिमेस एस.व्ही.रोड

सर्व्हे नंबर /न. भू. क्रमांक :

सि.टी.एस. नंबर#855

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

135810

251490

289220

344300

251490

चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

69.7चौरस  
मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय-

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर -

Rs.251490/-

उद्ववाहन सुविधा-

आहे

मजला -

1st floor To 4th floor

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 100% apply to rate= Rs.251490/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (( (251490-135810) \* (100 / 100) )+135810)

= Rs.251490/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 251490 \* 69.7

= Rs.17528853/-

E) बंदिस्त वाहन तळाचे क्षेत्र

13.94चौरस मीटर

बंदिस्त वाहन तळाचे मूल्य

= 13.94 \* ( 251490 \* 25/100)

= Rs.876442.65/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ

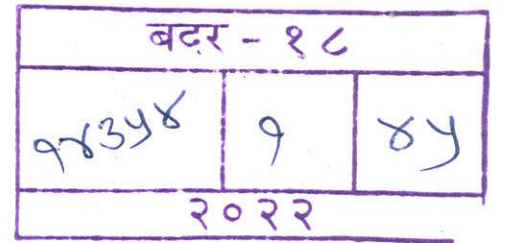
= A + B + C + D + E + F + G + H + I + J

= 17528853 + 0 + 0 + 0 + 876442.65 + 0 + 0 + 0 + 0 + 0

=Rs.18405295.65/-

Home

Print



सह. दुय्यम निबंधक, अंधेरी क्र. ७



CHALLAN  
MTR Form Number-6



GRN	MH006534354202223E	BARCODE				Date	18/08/2022-13:54:08	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7				Full Name	NEERAJ PERIWAL and SUMAN DEVI PERIWAL					
Location	MUMBAI				Flat/Block No.	FLAT NO 201, 2ND FLOOR, SUN- VISION					
Year	2022-2023 One Time				Premises/Building	SPENTA					
Account Head Details			Amount In Rs.								
0030045501 Stamp Duty			1446700.00		Road/Street	PLOT NO 11 A , 3RD ROAD, KHAR WEST					
0030063301 Registration Fee			30000.00		Area/Locality	MUMBAI					
					Town/City/District						
					PIN	4	0	0	0	5	2
					Remarks (If Any)	SecondPartyName=NIMISHA P TRIVEDI and PARESH TRIVEDI-					
					Amount In	Fourteen Lakh Seventy Six Thousand Seven Hundred R					
Total			14,76,700.00		Words	upees Only					
Payment Details					FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA					Bank CIN	Ref. No.	00040572022081825197	IK0BVRFDU5			
Cheque/DD No.					Bank Date	RBI Date	18/08/2022-13:24:56	Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9414509351

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयमार्फत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Neeraj

सुमन पंडीवार

N.P. Trivedi

*(Signature)*

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		४५
२०२२		

Print Date 18-08-2022 01:56:34



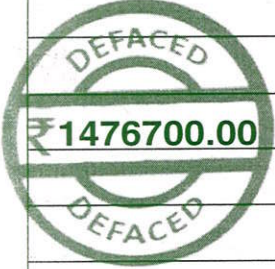
CHALLAN  
MTR Form Number-6



GRN	MH006534354202223E	BARCODE		Date	18/08/2022-13:54:08	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	Full Name	NEERAJ PERIWAL and SUMAN DEVI PERIWAL
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 201, 2ND FLOOR, SUN- VISION
		Premises/Building	SPENTA

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	1446700.00	Road/Street	PLOT NO 11 A , 3RD ROAD, KHAR WEST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 2
		Remarks (If Any)	SecondPartyName=NIMISHA P TRIVEDI and PARESH TRIVEDI~
		Amount In	Fourteen Lakh Seventy Six Thousand Seven Hundred R
		Words	upees Only
Total	14,76,700.00		

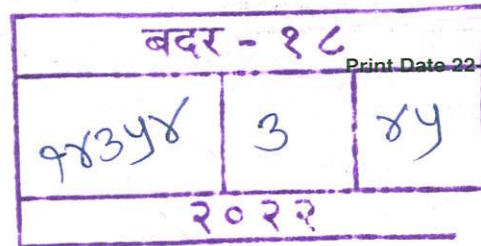


Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572022081825197 IK0BVRFDU5
Cheque/DD No.		Bank Date	RBI Date 18/08/2022-01:56:28 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	231 , 19/08/2022

Department ID : Mobile No. : 9414509351  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतान केवल दुस्यम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-514-14354	0003310280202223	22/08/2022-10:36:35	IGR555	30000.00



GRN : MH006534354202223E Amount : 14,76,700.00 Bank : STATE BANK OF INDIA Date : 18/08/2022-13:54:08

2	(iS)-514-14354	0003310280202223	22/08/2022-10:36:35	IGR555	1446700.00
Total Defacement Amount					14,76,700.00



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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

<b>PRN</b> 2208202201225	<b>Receipt Date</b> 22/08/2022
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Received from NEERAJ PERIWAL and SUMAN DEVI PERIWAL, Mobile number 9414509351, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 14354 dated 22/08/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 900

DEFACED

### Payment Details

<b>Bank Name</b> MAHB	<b>Payment Date</b> 22/08/2022
<b>Bank CIN</b> 10004152022082201137	<b>REF No.</b> 002085644
<b>Deface No</b> 2208202201225D	<b>Deface Date</b> 22/08/2022

This is computer generated receipt, hence no signature is required.



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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered into at Mumbai this 22<sup>nd</sup> day of August, in the Christian Year Two Thousand Twenty Two BETWEEN

**MRS. NIMISHA P. TRIVEDI** wife of Paresh Trivedi PAN No. AAAPT4378E, adult, permanently residing at residing at residing at 501 Irene, Hanuman Road, Opp. Cosmos Co.op Bank, Vile Parle East, Mumbai Maharashtra 400 057

and

**Mr. PARESH TRIVEDI** (son of Nanalal Trivedi) PAN No. AAAPT5338A adult, permanently residing at residing at residing at 501 Irene, Hanuman Road, Opp. Cosmos Co.op Bank, Vile Parle East, Mumbai Maharashtra 400 057

Hereinafter collectively referred to as **"THE VENDORS"** (which expression shall unless repugnant to the context or contrary to the meaning thereof be

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N.P. Trivedi.

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deemed to mean and include their heirs, executors, administrators & assigns) of the **FIRST PART** AND

**MR. NEERAJ PERIWAL** son of SRIKISHAN PERIWAL PAN No. BFRPP8487B, adult, permanently residing at House No. 276, Sector No.01, Ward No.03, Pilibangan, Hanumangarh, Rajasthan 335803

AND

**MRS. SUMAN DEVI PERIWAL** wife of SHREEKISHAN PERIWAL PAN-ADJPP5089N adult, permanently residing at Ward No.07, Near Aggarwal Dharamshala, Pilibangan, Hanumangarh, Rajasthan 335803

Hereinafter collectively referred to as "**THE PURCHASERS**" (which expression shall unless repugnant to the context or contrary to the meaning thereof be deemed to mean and include their heirs, executors, administrators & assigns) of the **SECOND PART**.

**WHEREAS:-**

- Shanta Co.-operative Housing Society Ltd, is constructed on Plot No 11A bearing CTS No. E/855 of village Bandra Taluka Andheri in the Registration District of Mumbai City and Mumbai Suburban, a Society formed and registered under the provisions of Society registered under the Maharashtra Co-operative Societies Act 1925 and rules, bearing Registration NO. BOM/HSG/B-58 having its office at 3<sup>rd</sup> Road, Khar (West), Mumbai 400052 (hereinafter referred to as the "Said Society".)
- Originally the refugees, who had come from Pakistan at the time of partition, came together and formed an association. Thereafter, the said plot came to be allotted and/or conveyed to the then 18 members of the said Society, by virtue of a Deed of Conveyance dated 19<sup>th</sup> February 1949 entered into between Mr. Gajanan Narayan Patankar with Mrs. Sushila Gajanan Patankar, being the Vendors therein and the Shanta Co.-operative Housing Society Ltd, the purchasers therein.
- The said society has been seized and possessed of and otherwise well and sufficiently entitled to, as titular holder, to the freehold/leasehold/ sanadi land hereditaments and premises bearing CTS No. E/855 on plot No.11 A situated at 3<sup>rd</sup> Road, Khar West, Village Bandra, Taluka Andheri in the

Neeraj & सुमन देवीवाम

N. P. Trivedi.

gn



Registration District and Sub District of Mumbai City and Mumbai Suburban together with the building of stilt and upper floors constructed thereon in or around the year 1965 comprising of parking spaces at the ground level and flats at the upper levels as also appurtenances thereto such as Society Room and other amenities and conveniences.

The said building being in dilapidated and inhabitable conditions all the members of the society taking into consideration the present Development Control Rules and Regulations in vogue & applicable in the matter, and the existing Property being capable of being redeveloped by demolition of the existing structures and constructing a new building consuming the FSI of the land, loading thereon TDR FSI. Slum/ heritage FSI etc. and which redeveloped property and the premises therein and after following due process of law and obtaining necessary approvals the existing building was demolished and a new building was constructed rehabilitating the existing members and certain flats for sale by the Developer commonly known as the sale component for which a new society will be registered by the Developer.

The vendors herein and Purchasers therein had entered in to an Agreement for sale dated 13<sup>th</sup> October 2015 and acquired Flat No. 201 on the Second Floor of the New building on the said property known as **SUN -VISION SPENTA** for valuable consideration for which appropriate stamp duty has been paid and Index II document dated 16.10.2015 was issued by the Sub - Registrar's office at Andheri 2 in respect of the said Agreement for sale.

AND WHEREAS the Purchasers being in need of permanent suitable accommodation, came to know of the same, approached the Vendors whereupon the Vendors represented to the purchasers that they are the owner of the said flat and out of their own will decided to sell the said flat and confirmed as under :

- (a) The Vendors have paid from month to month and as and when demanded their proportionate share of the outgoing payable to the said society in respect of the said flat and that no amount remains unpaid on that account.
- (b) The Vendors have not sold, transferred, alienated, mortgaged, charged or given on lease or leave and license or let or sub-let or created any third party

*Neelaj*

*सुभा लडेवात*



*N.P. Trivedi.*

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- rights or interest of any nature whatsoever in respect of the said flat nor have they entered into any agreement or arrangement to do so with any person;
- (c) The Vendors have in themselves good right, full power and absolute authority to sell, grant, convey, transfer and assure the said flat hereby sold, transferred, conveyed, granted and assured or intended so to be unto and to the use of the Purchasers;
- (d) No notice of any kind under any statute or otherwise howsoever has been issued against or served upon the Vendors and or any one on their behalf in respect of the said flat or any part thereof and no proceeding under any statute - Central, State or otherwise, has been commenced and or are pending in respect of the said flat or any part thereof.
- (e) There are no minors and/or other persons interested in the said flat;
- (f) The flat is held absolutely and exclusively by the Vendors free from any encumbrances of any kind or nature whatsoever with unrestricted right to deal with or dispose of the same by way of sale or in any manner howsoever subject, to the Rules & Regulations.
- (g) There are no encumbrances of any kind on the said Flat.
- (h) The Vendors have paid the full price thereof to the Developers who had agreed to sell the said flat to the Purchasers as confirmed by them. There are no other dues payable to the Developers.
- (i) That when the Vendors purchased the said flat they were satisfied that the title to the said flat was clear and marketable and is even now clear and marketable,
- (j) That on taking possession of the said flat the purchasers will be entitled to occupy the same without any claim or interruption from the vendors or anybody claiming under them.

AND WHEREAS the Vendors have agreed to sell and transfer unto the Purchasers and the purchasers relying upon the said representation and each one of them here in before made by the Vendors to them and have agreed for the Purchase from the Vendors all that the said flat together with all that rights, title interest and benefit of the Vendors thereto including the right to be in possession and occupation of the said flat for the consideration and on the terms and conditions more particularly described herein after.

Neeraj

सुमन यशवंत

N.P. Trivedi.

The Parties are desirous of reducing into writing the terms & conditions of the Sale.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. (a) The vendors have agreed to sell and the purchasers have agreed to purchase the right, title and interest to and in the said flat at an agreed consideration of **Rs. 2,41,11,000/-** (Rupees Two Crores Forty-One Lacs & Eleven Thousand only)
- (b) The consideration aforesaid shall be inclusive of the price of the said flat and the purchasers shall not be required to pay any further or other amount to the vendors in that behalf.
- (c) The said price has been paid by the purchasers to the vendors as follows –
  - A sum of **Rs. 21,00,000/-** (Rupees Twenty-One Lacs only) has been paid on 24<sup>th</sup> June, 2022 vide RTGS UTR No. SBINR52022062490884024;
  - Further, a sum of **Rs. 7,76,040/-** (Rupees Seven Lacs Seventy-Six Thousand & Forty only) has been paid on 20<sup>th</sup> August, 2022 vide RTGS UTR No. SBINR52022082000248304;
  - Further, a sum of **Rs. 45,93,850/-** (Rupees Forty-Five Lacs Ninety-Three Thousand Eight Hundred & Fifty only) has been paid on 20<sup>th</sup> August, 2022 vide RTGS UTR No. SBINR52022082000246848;
- The above amounts have been deposited / transferred to the Bank Account of MRS. NIMISHA P. TRIVEDI in her Bank account maintained with ICICI Bank and vendors confirm the receipt of the said amounts.
- (d) The balance sum of **Rs. 1,66,41,110/-** will be paid by the Purchaser to the vendors on or before 22.08.2022 subject to deduction of tax @ 1% u/s 194-IA (i.e. Rs. 2,41,110/-) of the Income Tax Act, and paid to the Statutory Authorities on behalf of the vendors well within a period of one month from the date of respective deduction by the purchasers on payments made to the Vendors.
- (e) The transfer of the flat will be completed on or before the 22<sup>nd</sup> day of August, 2022 or such further period as may be mutually agreed upon.

*Neeraj*

*सुमन जेठिया*



*N.P. Trivedi.*

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- (f) Relying on the said representations of the Vendors, the purchasers have agreed to purchase the flat along with one car parking.
- (g) On the completion of the transfer the vendors will hand over to the purchasers, the original agreement for purchase of flat between the Vendors herein and SVK Projects LLP and all the other documents relating to the flat if any, in the possession of the vendors.
2. That the vendors shall whenever required to do so from time to time and at all times hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said flat unto and to the use of the purchasers forever.
3. The vendors hereby confirm that whatever deposit which are lying with the Developers to their credit including sinking fund & other amounts shall be transferred in favour of the purchasers and the vendors undertakes to do and execute all such act and deeds as may be necessary for having the said deposits transferred to the purchasers.
4. The vendors declare that they will be responsible for payments to the Developers or any other authorities appointed by them or collectively by all the members of maintenance charges, taxes & other dues if any and all other outgoing payable by them in respect of the said flat upto the date of this Agreement. The vendors shall from time to time and at all times keep the purchasers and their successors and assignees indemnified against payment of the aforesaid charges, taxes and outgoing and against all losses, damage and costs resulting from non-payment of the same by the vendors.
5. On and from the date of the Possession, the purchasers shall be liable to pay and regularly pay all taxes, electricity charges, Water Charges, fees and charges and all other outgoing payable in respect of the said flat to the developers or such other authorized persons as may be informed to the purchasers.

Neeraj & सुमन लेखिकाम

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N.P. Trivedi

6. The purchasers shall duly observe and abide by the Rules and Regulations and Bye-laws and shall duly carry on and perform all the covenants, stipulation and conditions.
7. The parties shall do and execute all such acts, deeds, matters and/or things as are or may be necessary, proper, usual or expedient for the purpose of fully and effectually implementing this Agreement.
8. The vendors hereby declares that they have in no way created any charges, lien or any other encumbrances of any nature whatsoever into over or upon the said flat or any of them nor have they created any such charge, lien or encumbrances on her right, title, interest or benefit into over or in respect of the said flat or any part thereof and hereby indemnify and agree to indemnify and keep indemnified the purchasers of, from and against any such charge, lien, encumbrance or claims of any nature whatsoever and also of, from and against all costs, charges, expenses losses and/or damages that the purchasers may or is likely to pay, suffer or incur as a result of, or arising out of, or on account of any such claim charge, lien or encumbrance as aforesaid or otherwise howsoever. The vendors further declare that they have not done or omitted to do anything which may prejudicially or otherwise affect their rights, title, interest and benefits of the said flat or any part thereof. The vendors further declare that they have not entered into any similar agreement with any other person and they are fully entitled to sell and transfer the said flat along with car parking in the manner aforesaid.
9. It is hereby agreed, understood and confirmed between the VENDORS and PURCHASERS that the Vendors will handover original title deeds and possession of the said Flat to the Purchaser only on receipt of entire sale consideration as aforesaid and the Purchasers shall not claim any lien or right on the said Flat till the entire sale consideration is paid.
10. Since time is essence of this agreement, the purchasers shall pay the full consideration to the vendors within 45 days from the date of registration of this Agreement. In the event of failure in part of the purchasers to pay the full consideration within the stipulated time from the date of registration of this Agreement in spite of the vendors fulfilling their obligations under this agreement including handing over all the documents sought by the Bank/ Financial

Neevij

सुभा लक्ष्मी



N. P. Trivedi.

बदर - १८		
१४३५४	१२	४५
२०२२		

Institution from where the purchasers are proposing to avail home loan on the security of the said flat, the vendor will grant to the purchasers further grace period of 60 days for making payment of the full consideration with interest @18% p.a.

11. The purchasers have represented to the vendors that they will be availing home loan on the security of the said flat from a Bank / Financial Institution on security of the said flat. The vendors have agreed that in order to facilitate processing of home loan to be availed by the purchasers, the vendors shall hand over photocopies of all the prior title deed/ documents of the said flat, NOC from the said society/ Developers and other documents and information as may be required by the bank/ financial institution from where the purchasers may avail home loan, immediately on request.
12. Simultaneously against receiving of the balance full and final consideration, the vendors shall deliver the vacant ad peaceful possession of the said flat to the purchasers and thereafter the purchasers will be the absolute owner thereof and the vendors shall have no right, title and interest thereon.
13. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 and the Rules made thereunder.
14. This Agreement has been executed in Mumbai, the property is situated in Mumbai and the payments are to be made in Mumbai and is subject only to the jurisdiction of the Courts in Mumbai.

Neeraj  
धूमन लक्ष्मि  
N.P. Trivedi.

बदर - १८		
१४३५४	१३	४५
२०२२		



**SCHEDULE OF PROPERTY**

All that piece and parcel of a Residential **Flat No. 201** situated at second Floor admeasuring approximately 750 square feet equivalent to 69.69 square meters or thereabout of Built up area on piece and parcel of land situated at 3<sup>rd</sup> road Khar, bearing plot No 11A bearing CTS No E/855 of Village Bandra Taluka Andheri in the Registration District and sub District of Mumbai City and Mumbai suburban, admeasuring 820 nsq. Yards.

Neeraj

सुभा लक्ष्मी

N.P. Tiveeli.



बंदर - १८		
१४३५४	१४	४५
२०२२		

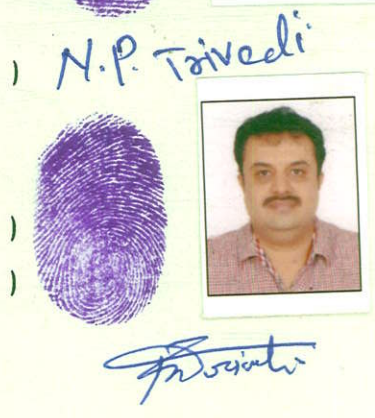
IN WITNESS WHEREOF the parties have executed this Agreement the day, month and year first written here in above.

**SIGNED SEALED AND DELIVERED** by

The within named **MRS. NIMISHA PARESH TRIVEDI**



**MR PARESH NANALAL TRIVEDI**



hereinafter referred to as the VENDORS

In the **Presence of** .....

- 1) Raju Pandurang Surwade
- 2) Sunny Rochlani

**SIGNED SEALED AND DELIVERED** by

The within named **MR NEERAJ SRIKISHAN PERIWAL**



**MRS.SUMANDEVI SHREEKISHAN PERIWAL**

hereinafter referred to as the PURCHASERS

In the **Presence of** .....

- 1) Raju Pandurang Surwade
- 2) Sunny Rochlani



बदर - १८		
१४३५४	१५	४५
२०२२		



## RECEIPT

RECEIVED of and from the within named Purchasers, a sum of **Rs. 21,00,000/-** (Rupees Twenty-One Lakhs Only) being the Earnest Deposit Payment of consideration for the sale and transfer of Flat No. 201, 2nd Floor, Sun Vision Spenta, PLOT BEARING CTS NO. E/855 OF VILLAGE BANDRA SITUATE AT 3RD ROAD KHAR WEST, Mumbai-400052 by Ref/UTR No. SBINR52022062490884024 drawn on ICICI bank dated 24th June, 2022.

Further, received of and from the within named Purchasers, a sum of **Rs. 7,76,040/-** (Rupees Seven Lacs Seventy-Six Thousand & Forty only) on 20<sup>th</sup> August, 2022 vide RTGS UTR No. SBINR52022082000248304; and a sum of **Rs. 45,93,850/-** (Rupees Forty-Five Lacs Ninety-Three Thousand Eight Hundred & Fifty only) on 20<sup>th</sup> August, 2022 vide RTGS UTR No. SBINR52022082000246848, both drawn on ICICI bank

**We Say Received**

*N.P. Trivedi.*

*Printi.*

(Mrs. Nimisha P Trivedi) (Mr. Paresh Trivedi)

(Vendors)

**WITNESS:**

Name: *Rajin Pandurang Surwade*

Sign. *[Signature]*

Name: *Sunny Rochani*

*Sunnyf*



बदर - १८		
१४३५४	१६	४५
२०२२		



बुध्नुम्बई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मुख्य कार्यालय: महानगरपालिका मार्ग, मुंबई ४००००१  
संकेतस्थळ: www.megm.gov.in  
मालमत्ता कराचे देयक



मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वर्षीय क्रमांक	मालमत्ता करवर्ष	संप्रत्यक्ष करनिर्धारण व संकलन
00166994	HW2501080040000	-	2009-2010	
पत्रकारांचे नाव व पत्ता THE SHANTA CO OP H SOCIETY 11 3RD ROAD, KHAR MUMBAI 52.				T/West Ward, Municipal Office Building, St. Martin's Rd., Behind Bandra Police Station, Bandra (W), Mumbai 400 050

मालमत्ता क्रमांक, सर्वनिकास क्रमांक, इतर लेखे नाव / विंग, सी.टी. एच. क्र. / फ्लॉट क्र. बांधाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, पालमत्तेचे वर्ग, कारवायाची नदरे :  
HW 4080 11A KHAR SCHEME HOUSE. MUMBAI  
SHANTA CO OP HOUSING SOCIETY LTD.

प्रथम करनिर्धारण दिनांक	एकनामचे ३१-०३-२००९ या तारखेस	227
एकूण कराचा मूल्य रु.	12365	वेटीस मुक्त
कार्याची दिलेले मूल्य रु.	0	जमीन मुक्त
निवासी कराचा मूल्य रु.	12365	पदाधिकारी टॅट
अनिवासी कराचा मूल्य रु.	0	उत्सवकीय टॅट
अन्य काही कराचा मूल्य रु.	0	एकूण टॅट
एकूण वार्षिक देय कर	10326	सूचना: वार्षिक देयक बांधासाठी हप्त्याची अपाठक देव आहे.



क्र. / Tax	विवरण / Description	आकार / Amount	प्रकार / Type	टॅट / Tax
1855	सामान्य कर / General Tax	0	रिवाजी / R	0
0	वाजी / Water Tax	0	रिवाजी / R	0
773	जलसंपन्न / Water Benefit Tax	0	रिवाजी / R	0
0	वाजी, वायू कर / Sewerage Tax	0	रिवाजी / R	0
464	वायू संपन्न कर / Sewerage Benefit Tax	0	रिवाजी / R	0
742	म.न.ब. शिक्षण अपाठक / Mun. Education Cess	371	रिवाजी / R	371
371	राज्य शिक्षण अपाठक / State Education Cess	0	रिवाजी / R	0
0	रोजगार हमी अपाठक / Employment Guaranties Cess	31	रिवाजी / R	31
927	पुझ कर / Tree Cess	15	रिवाजी / R	15
5163	देयक रक्कम	5163		5163
0	वापसी भरलेली आठक / वायू रक्कम रु.	0		0
5163	निव्वळ देय असलेली रक्कम रु.	5163		5163

01-05-2009 देय दिनांक 16-10-2009

संदर्भ: १) अधिपत्या महानगरपालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.  
२) महानगरपालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्ता नवीन क्रमांक नमुद करणे अनिवार्य राहिले

बदर - १८  
५६४६ ५५ ९२२  
२०२२



बदर - १८  
९४३५४ ९० ४५  
२०२२

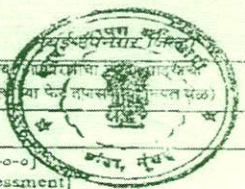
मालमत्ता पत्रक

विभाग/मोजे - ३ वॉर्ड  
 भाग प्लॉट नंबर - सिट नंबर प्लॉट नंबर  
 कालावत/या.प्लो.म. - १९४८

तालुका/न.भू.मा.का. -- न.भू.अ.बांद्रा  
 क्षेत्र - भारगीधकार  
 चौ.मी. - ६८५.६

जिल्हा --  
 शासनात्मक विकासात्मक क्षेत्रातील  
 कृषीगत भागात या पत्रक तपसविना (मालमत्ता पत्रक)

[Rs. ४-०-०]  
 [N.A. Assessment]  
 [Rs. १२-२३-० १-८-१५]  
 १-८-४९ १०.३१-७-१९९५  
 रजि.पत्र  
 १२ ८१



सुविधाधिकार  
 टक्कासो भूद पत्रक  
 वर्ष १९४८  
 [१]Gajanan Nuryan Patankar.  
 [२]Mrs. Shilabai Gajanan Patankar  
 [By purchase as per taluka Records.]

पट्टेदार  
 उत्तर भाग  
 उत्तर शीरे

दिनांक	व्यवहार	खंड क्रमांक	मूळ धारक (धा) पट्टेदार (म) किंवा भाग (भा)	साक्षी
२२/०४/१९५२	Mortgage for RS २५२३-१५-६ / ३-७-५२ from Mr. & Mrs. Gajanan N. Patankar	१८७/१९-२-४९	[H]The Shanta Co-operative Housing Society Ltd.Chembur	सक्षी - C.T.S.O.
१६/०७/१९५२	Mortgage for RS ४५२३-१५-६ / ३-७-५२	S.R.२६६/५३	[E] Bombay Government	सक्षी - C.T.S.O.
१०/०४/१९५२	Mortgage RS ५०६६ / ३-७-५२	६७९/०८/५३	[E] Bombay Govt]	सक्षी - C.T.S.O.
०५/०८/१९५०	Mortgage RS ५०६५ / १२-७-५०	S.R.५०५ July/५१ 1p ८१	[E] Bombay Gov]	सक्षी - C.T.S.O.
१९/१०/१९५८	N.A. Assessment of RS. १२-२३-० for १-८-१९४९ १०.३१-७-१९९५ of ६२० sq.yds. is entered as per Collection order No.L.N.D.A. १२११ dated.१५-७-१९४९. S.I.F.			सक्षी - C.T.S.O.
३१/०४/१९६९	भा.स.च्या १९५६ च्या यजन मापाचे कायदालगत म.रा.स.च्या १९५८ अमलबजावणी कायदानुसार व भा स च्या मार्ग संकेती कायदानुसार क्षेत्र आकाशाचे रूपांतर केले.			सक्षी - C.T.S.O.

७६४४ ५६ १२२



बदर - १८  
 १४३५४ १८ ४५  
 २०२२

मालमत्ता पत्रक

विभाग/मोज -- ३ वॉर्ड

तालुका/न.भु.मा.का. -- न.भु.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर प्लॉट नंबर

शेण चौ मी धारणाधिकार

शासनासो दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपस्यारीचे विवरत घेऊ

दिनांक	कारण	खंड क्रमांक	नविन धारक (धा) महुंदर (प) किंवा धार (ध)	साक्षरकन
22/04/2014	या जिल्हा उपनिबंधक सहकारी संस्था (३) मुंबई पश्चिम उपनगरे मुंबई यांचेकडील दि. ११/७/१३ व ना. उपसंचिक माहसूल व वन विभाग तथा जमाबंदी आयुक्त सचिव मालमत्ता नुकसान परमादेश तया नियमित मालमत्तेचे परिरक्षण महाराष्ट्र राज्य मुंबई यांचेकडील दि. ३०/१/१४ चे पत्र व ना. जिल्हाधिकारी मुंबई उपनगर जिल्हा ( वसुली शाखा) मा. नायब मंडळीदार (वसुली) मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. मुकमि/वात/व.शा./अधेरी/शात/व.शा. ५७/१४ दि. २६/२/१४ व पत्रावरचे शासि सहकारी संस्थेने शासकीय फर्ज धरक्याची पूर्ण परण केल्याबाबतचा अभिप्राय दिलेले न.भु.अ. ६/८५५ या मिळकत पत्रिकेवरील दि. १६/३/१९५३, १०/५/१९५४ व दि. ५/८/१९५४ अन्वये पोषेत आलेली घोशाली नोंद कमी केल्याची नोंद केली.			क. रणार ३१ १२०४ प्रमाणे २८/५/१४ न.भु.अ. व. ५५

लाभकारी कारणात १६/३/१४

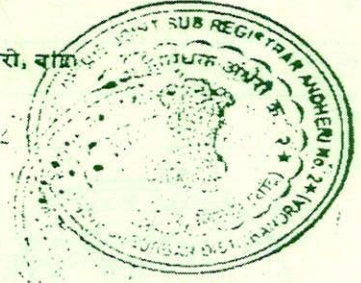
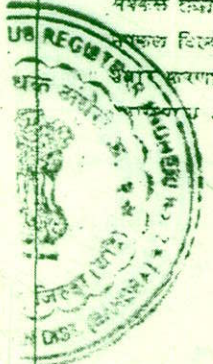
खरी नवकल

न.भु.अ.बांद्रा मुंबई उपनगर जिल्हा

क्यास जवळ १२०३ न.भु.अ. बांद्रा त्रि. ५  
 मजबूत दि. २१/५/१४ मोदी ८  
 मजबूत दि. २१/५/१४ मजबूत मुद्रा १६०८  
 मजबूत दि. २१/५/१४ मजबूत मुद्रा १२  
 मजबूत दि. २१/५/१४ मजबूत मुद्रा १६१८

खरी प्रत

राज्य समापन अधिकारी, बांद्रा



बंदर - ४		
५६३५४	१६	१२२



बंदर - १८		
१६३५४	१६	१५
२०२२		

Bnpp-3536-2005-15,000 Forms (4 Pages F/B)  
 This I.O.D./C.C. is issued subject to provision of Urban land ceiling and Regulation Act, 1976

Ex. Engineer Bldg. Proposal (W.S.)  
 H and K - Ward 74  
 Municipal Office, R. K. Park Marg,  
 Bandra (West), Mumbai - 400 050.

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date. **16 JAN 2015**

No. : CHE/WS/0398/H/337 (NEW)

MEMORANDUM

Municipal Office,  
 Mumbai ..... 20

**Khair Shanta CHS Ltd.**

With reference to your Notice, letter No. 210 dated 9/4/2014, 200 and delivered on .....200.... and the plans, Sections, Specifications and Description and further particulars and details of your residential building on plot bearing CTS No. E/855 of Village Bandra, situated at 3<sup>rd</sup> Road, Khair, Mumbai, furnished to me under your letter, dated.....20..... I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended to date, my disapproval by thereof reasons :-

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout approved by Ch.Eng.(S.P.), will not be submitted before C.C.

D:\MND\Files\0398\0398 IOD DCA  
 VER 4C 22

**CERTIFIED TRUE COPY**

Bhavin Hemal Architects  
 architect and planner



बदर - १८  
 १४३५४ 20 ४५  
 २०२२

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 15 JAN 2016 day of 200, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time and force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

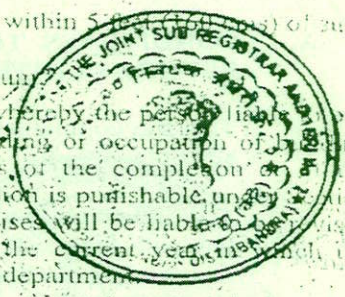
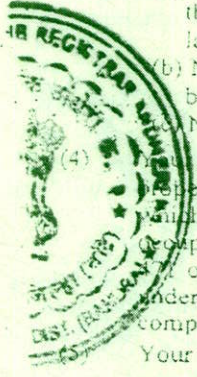
*D. S. Joshi*  
Executive Engineer, Building Department,  
Zone 14, Ward 14

**SPECIAL INSTRUCTIONS.**

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- (3) Under Bye Law No.8, the Commissioner has fixed the following levels:-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be -  
(a) Not less than 2 feet [60 cms] above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."  
(b) Not less than 2 feet (60 cms) above every portion of the ground within 5 ( ) meters above Town Hall Datum ( ) meters above Town Hall Datum.  
(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable for property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or occupation whichever first occurs. Thus, compliance with this provision is punishable under Section 167 of the Act irrespective of the fact that the valuation of the premises will be liable to be assessed under Section 167 of the Act, from the earliest possible date in the current year, in which the completion or occupation is detected by the Assessor and Collector's department.  
Your attention is further drawn to the provision of Service 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (aaa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

Disapproval Form No. 398 IQD.DOC



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24 JAN 2015

CHE/WS/0398/IL/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S. H and W - Ward) Municipal Office, A. K. Pathan, M.T. & C. H/West, Mumbai-400 006

- 7) That the Registered Agreement with the existing tenant alongwith submitted before C.C.
- 8) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 9) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11) That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. H/West, [v] S.P. [vi] S.W.D., [vii]M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.
- 12) That the qualified/registered site supervisor through architect/structural Engineer appointed before applying for C.C.
- 13) That "All Dues Clearance Certificate" related to H.E.'s dept. from A.E.W.W. [H/West Ward] shall not be submitted before applying for C.C.
- 14) That the NOC from Society alongwith certified extract of General Body development/additions and alterations will not be submitted before C.C.
- 15) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid
- 16) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if considered beyond permissible FSI shall not be submitted before asking for C.C.
- 17) That the registered premium as intimated will not be paid before applying for C.C.
- 18) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 19) That the C.C. will not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder and requirements as communicated by the Insecticide Office shall not be complied with
- 20) That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work
- 21) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted

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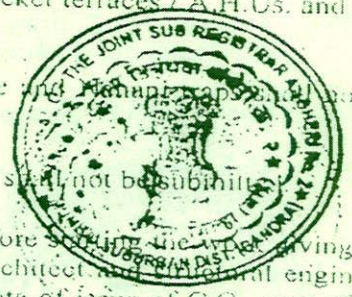
Bhavin Hemal Architects, architect and planner.

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- 22) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 23) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 24) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 25) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 26) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 27) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 28) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 29) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 30) That the registered undertaking for water proofing of terrace and parapet walls shall not be submitted.
- 31) That the Indemnity Bond for compliance of L.O.D. conditions shall not be submitted.
- 32) That the owner/developer shall not display a board at site before starting the work, having the details such as name and address of the owner/developer, architect, structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 33) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 34) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[H/West].
- 35) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and



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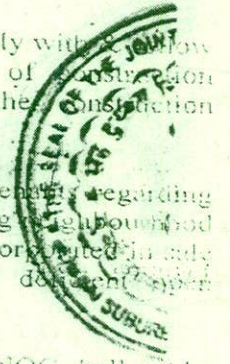
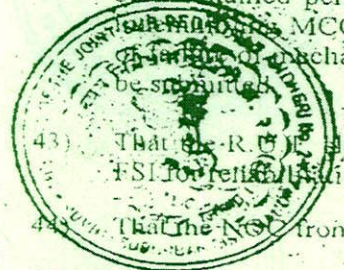


CHE/WS/0398/H/337 (NEW)

Ex. Engineer (Env. Eng.) (W.)  
Bandra (West)  
Municipal Office, K. K. Road (M.M.)  
Bandra (West), Mumbai - 400 050

the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.

- 36) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 37) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 38) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 39) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2014 shall not be paid before asking for C.C.
- 40) The developer shall not submit the registered undertaking agreeing to comply with all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 41) That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space etc. as well as not objecting to development with deficient open spaces etc. and the clause shall not be incorporated in any agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 42) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking, equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond MCGM and its officers against any litigation, costs, damages, etc. arising out of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 43) That the R.U. shall not be submitted by the developer stating that fungible component FSI for replacement component shall not be used for sale component.
- 44) That the NOC from the Registrar of Societies under Section 79A shall not be submitted.
- 45) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 46) That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular No. 1177 requesting for C.C.
- 47) That the RUT shall not be submitted regarding any adverse clarification received from Government of Maharashtra in respect of condition No.7 of Govt. notification No. TPB-4308



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*[Signature]*  
Bhavin Nehal Architects  
architect and planner.



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aisle space of 3.50 mt. for two way manoeuvring of vehicles instead of 3.00 mt. as submitted.

**B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3) That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 4) That the N.O.C. from A.A. & C. [H/West] shall not be submitted.
- 5) That the plinth stability certificate from R.C.C. consultant shall not be submitted.



- 6) That the work-start notice shall not be submitted.
- 7) That the testing of building material to be used on the subject work shall not be done and reports of the same will not be submitted periodically.
- 8) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 9) That the monthly status report shall not be submitted regularly.
- 10) That the A.M.S.L. of the completed work upto plinth/stilt/podium shall not be verified and submitted.



- 11) That the NOC from Railway Authorities shall not be submitted.

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

- 1) That some of drains will not be laid internally with C.I. pipes.
- 2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/11 dated 26.6.1978.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4) That the 10' wide paved pathway upto staircase will not be provided.

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Bhavin Hemal Architects  
architect and planner.



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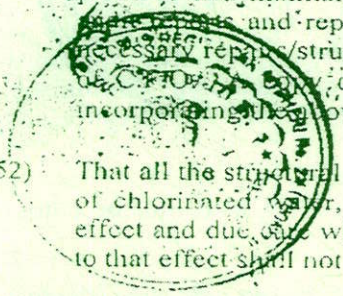


1776/CR-127/2008/UD-11 dtd. 10.4.2008 and new Govt. notification dtd. 24.10.2011 i.e. regarding consent of society / occupants regarding utilization of 0.33 FSI on prorata basis.

- 48) That the letter from owner stating that they will accept the refund of additional 33% FSI premium paid, without claiming any interest thereon, if the development proposal is not approved / rejected by M.C.G.M. shall not be submitted.
- 49) That the demarcation of plot boundary carried out by C.S.L.R. and M.R. Plan to that effect shall not be submitted.
- 50) That the work shall not be carried out between sunrise and sunset.
- 51) That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
  - a) Ownership documents.
  - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
  - c) Copies of Soil Investigation Report.
  - d) RCC details and canvas mounted structural drawings
  - e) Structural Stability Certificate from Lic. Structural Engineer.
  - f) Structural audit reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by Lic. Site Supervisor
  - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
  - j) NOC and Completion Certificate issued by C.F.O.
  - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural and repair history. Further, the end user/prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. of the sample agreement to be executed with the prospective buyers. Incorporating the above conditions shall not be submitted to this office.

- 52) That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 53) That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 54) That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 55) That the R.U.T. from the developer stating that they will incorporate a condition in the sale agreement of prospective buyers as well as existing tenants about deficiency in provision of



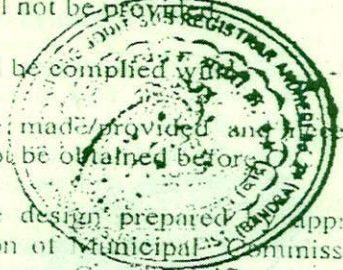
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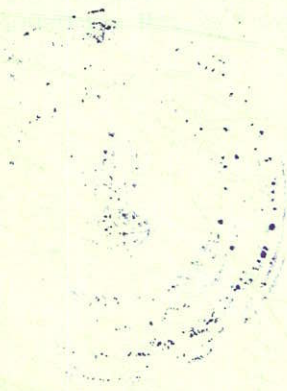
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- 5) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 6) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 7) That the carriage entrance will not be provided before starting the work.
- 8) That the parking spaces will not be provided as per D.C.R. No.36.
- 9) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 10) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 11) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 12) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 13) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 14) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 15) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before.
- 16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 17) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 18) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 19) That the Drainage Completion Certificate shall not be obtained from C.E.(S.P.) & shall not be submitted.



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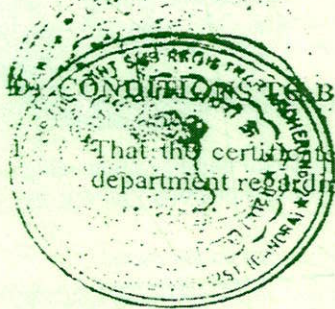
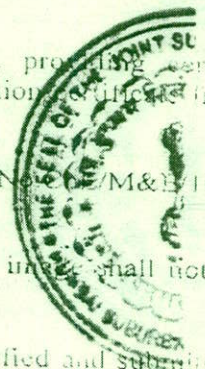
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- 20) That the Lift Inspector's completion certificate shall not be submitted.
- 21) That the structural stability certificate shall not be submitted.
- 22) That the Site Supervisor's completion certificate shall not be submitted.
- 23) That the smoke test certificate shall not be submitted.
- 24) That the water proofing certificate shall not be submitted.
- 25) That the N.O.C. from A.A. & C. [H/West] shall not be submitted.
- 26) That the final completion certificate from C.F.O. shall not be submitted.
- 27) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 28) That the construction of road including S.W. Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads] W.S. shall not be submitted before applying for occupation.
- 29) That the Energy Conservation Systems as stipulated vide circular under No. 207/M&E/1063 dt.16/06/2008 shall not be complied with.
- 30) That the list of documents required to be scanned and legible scanned images shall not be submitted.
- 31) That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.



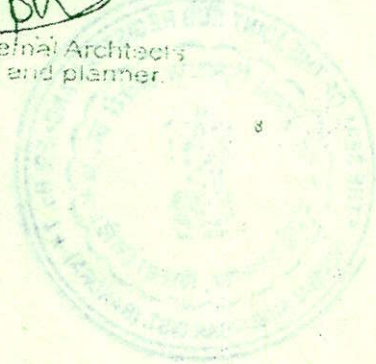
**CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-**

That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

*[Signature]*  
B. B. P. (W.S.) H & K Ward

**CERTIFIED TRUE COPY**

*[Signature]*  
Bhavini Hernal Architects  
architect and planner.



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NOTES 3

- (1) The work should not be started unless objections from A.O. to A.S. are complied with.
  - (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
  - (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
  - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
  - (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over and road side drain.
  - (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume the Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
  - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand preps debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors etc. without obtaining prior permission from the Ward Officer of the area.
- The work should not be started unless the manner in obviating all the objection is approved by this department.
- No work should be started unless the structural design is approved.
- The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to conduct the site to avoid the excavation of the road an footpath.
- All the terms and conditions of the approved layout / sub-division under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner under the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
  - (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
  - (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
  - (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
  - (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.
  - (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
  - (19) No work should be started unless the existing structure proposed to be demolished are demolished.



Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.

Level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

demolished are demolished.

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Bhavini Hermal Architects  
architect and planner.

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- (20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(4)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) for your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following.
  - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the Alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light on other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise of leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be above 1.5 m.
- (25) The work should not be started above first floor level unless the No Objection Certificate from Municipal Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) Positions of the mahanis and other appurtenances in the building should be so arranged as not to be visible from the outside of the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or gings. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw which is highly serving the purpose of a lock and the warning pipes of the ribbert pressed with screw or dome shape pipe (like garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed on its lower ends in cement concrete block.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32)
  - (a) Louvers should be provided as required Bye-law No.5(b).
  - (b) Lintels of Arches should be provided over Door and Window opening.
  - (c) The drains should be laid as require under section 234-1(a).
  - (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



Architect's COPY  
OWNER COPY

W E R	EC	J R
-------	----	-----

Executive Engineer, Building Proposal Zones  
Ward

CERTIFIED TRUE COPY  
Bhavin Herjal Architects  
architect and planner.



बदर - १८		
१०३५४	३०	४५
२०२२		

This I.O.D./C.C. is issued subject to the provision of U.I. and BMPP 1978 2002-10,000 forms.

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/BSII/WS/A/VAIK/2, CH/WS/378/H/2/337(2015)  
COMMENCEMENT CERTIFICATE

Ex. Engineer (Bldg. Proposa) (2015)  
Hand K - Ward  
Municipal Office, R. K. P. Stationing  
Bandra (West), Mumbai - 400 050

15 JUN 2015

To, Khar Shanta CHS Ltd

Sir,

With reference to your application No. 332 dated 9/4/2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg CTS No. 61855  
at premises at Street 3rd Rd village Bandra plot No. 1 situated at Khar Ward 11/A

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for a period of 3 years commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. A. S. Patil Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 14 JUN 2016

The Commencement Certificate is for carrying out the work up to top of Shift level at 10.450 mts (Four point 875 mts) as per approved amended plans (16/11/2015)

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

CERTIFIED TRUE COPY

Bhavin Hornai Architects  
architect and planner

Executive Engineer - Bldg. Proposa  
(Western Subs.) 'R. & W. Sub.' 'East Wards'  
FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI



बदर - १८		
१४३५४	३९	४५
२०२२		



slid up to 24/06/2016

25 JUN 2015

CHE/WS/398 /H/2/337(NEW)

Further C.C. is now extended up to top of 5<sup>th</sup> (P.H.) floor

Lt 1.15.95 mtrs (fifteen point ninety five mtr)

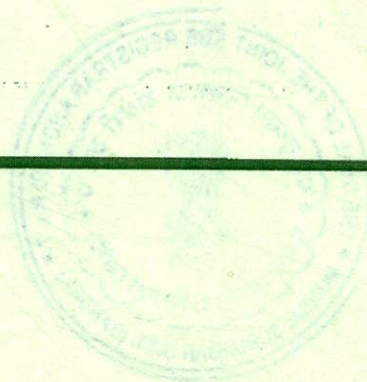
height as per approved plan dated 18/1/2015

Executive Engineer - Bldg. Proposal  
(Western Subu.) 'H & K West' /East /Winds



७६४३	७४	१२२
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बंदर - २८		
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MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/0398/H/337(NEW) of 23 November 2017]

To,  
**KHAR SHANTA CHS**  
PROPOSED RESIDENT BUILDING ON PLOT BEARING CTS NO. E/855 OF VILLAGE BANDRA SITUATE AT 3RD ROAD KHAR WEST.

Dear Applicant/Owners,

The full development work of Residential building comprising of Ground(pt)+Stilt(pt)+1st to 6th floors on plot bearing C.S.No./CTS No. E/855 of village BANDRA-H at 3rd Road Khar (west) is completed under the supervision of Shri. BHAVIN ARVIND MODI, Architect, Lic. No. CA/2002/28864, Shri. Dwijen J. Bhatt, RCC Consultant, Lic. No. STR/B/51 and Shri. Sachin S. Yadav, Site supervisor, Lic.No. Y/18/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/LR/R-III/73 dated 03 October 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, H/W Ward
  2. A.A. & C., H/W Ward
  3. EE (V), Western Suburb I
  4. M.I., H/W Ward
  5. A.E.W.W., H/W Ward
  6. Architect, BHAVIN ARVIND MODI, 1004, 10th Floor, B-wing, western Edge-II, Behind Metro, Off. Western Exp Highway, Borivali east Mumbai-400066
- For information please

Name : ASHOK  
SHAMBHAJIRAO WAKADE  
Designation : Executive  
Engineer  
Organization : MUNICIPAL  
CORPORATION OF  
GREATER MUMBAI  
Date : 23-Nov-2017 12:45:17

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
H/W Ward



CHE/WS/0398/H/337(NEW)

Page 1 of 1 on 11/23/2017 12:45:03 PM

बदर - १८		
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२०२२		

7646323

18/08/2022

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

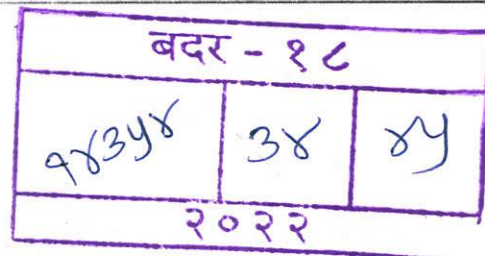
दस्त क्रमांक : 7646/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) बांद्रा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	17100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16262000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: सन-विजन स्पॅटा, ब्लॉक नं: प्लाट नं. 11 ए,खार पश्चिम, रोड नं: 3 रा रोड मुंबई-400052, इतर माहिती: सोबत एक कार पार्किंग सहित( ( C.T.S. Number : E/855 ; ) )
(5) क्षेत्रफळ	1) 69.70 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-में. एसव्हीके प्रोजेक्ट्स एल. एल. पी. चे भागीदार सुरेश एम. श्रॉफ तर्फे मुखत्यार दीक्षित व्ही. दवे वय:-60; पत्ता:-प्लॉट नं: 29डी/इ 1 , माळा नं: -, इमारतीचे नाव: शीला निवास , ब्लॉक नं: रमाबाई चेंबुरकर मार्ग, विलेपार्ले पूर्व, रोड नं: परांजपे ए स्कीम रोड नं. 1, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-ABVFS0123N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निमीषा पी. त्रिवेदी वय:-46; पत्ता:-501, -, आइरीन बील्डींग, विलेपार्ले पूर्व, हनुमान रोड, मुंबई, हनुमान रोड , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400057 पॅन नं:-AAAPT4378E 2): नाव:-परेश - त्रिवेदी वय:-46; पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: आइरीन बील्डींग, ब्लॉक नं: विलेपार्ले पूर्व, रोड नं: हनुमान रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAAPT5338A
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2015
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2015
(11)अनुक्रमांक,खंड व पृष्ठ	7646/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	855000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**NIMISHA PARESH TRIVEDI**  
**PRAFUL MANSUKHLAL CHOKSEY**

11/03/1969  
 Permanent Account Number  
**AAAPT4378E**

**N.P. Trivedi**  
 Signature



N.P. Trivedi.

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**निमीशा परेश त्रिवेदी**  
**Nimisha Paresh Trivedi**  
 जन्म तारीख / DOB: 11/03/1969  
 महिला / FEMALE  
 Mobile No.: 9867370116

**2315 4376 1146**

**माझी आधार, माझी ओळख**





बदर - १८		
९४३५४	३५	४५
२०२२		

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**आधार**  
 पत्ता:  
 W/O: परेश त्रिवेदी, 501, इरेन, हनुमान रोड, विले पार्ले  
 ईस्ट, कॉस्मॉस को-ऑप बँक समोर, मुंबई, मुंबई,  
 महाराष्ट्र - 400057

**Address:**  
 W/O. Paresh Trivedi, 501, Irene.. Hanuman  
 Road., Vile Parle East., Opp. Cosmos Co-Op  
 Bank, Mumbai, Mumbai, Maharashtra - 400057

Link Code with Photograph




1947  
 1800 300 1947

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P.O. Box No. 1947,  
 Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PARESH N TRIVEDI  
NANALAL AMBASHANKAR TRIVEDI

11/01/1969  
Permanent Account Number  
AAAPT5338A

*Paresh N. Trivedi*  
Signature



*Paresh N. Trivedi*

भारत सरकार  
Government of India

परेश नानालाल त्रिवेदी  
Paresh Nanalal Trivedi  
जन्म तारीख / DOB : 11/01/1969  
पुरुष / Male





6742 9264 9003

भाधार - सामान्य माणसाचा अधिकार

आरतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

वत्ता S/O: नानालाल त्रिवेदी, 501, इरेन., हनुमान रोड., कॉसमॉस को-ऑप बँक समोर, विले पार्ले ईस्ट., मुंबई, वेलेपार्ले (ईस्ट), महाराष्ट्र, 400057  
Address: S/O: Nanalal Trivedi, 501, Irene., Hanuman Road., Opp. Cosmos Co-Op Bank, Vile Parle East, Mumbai, Vileparle (East), Maharashtra, 400057

6742 9264 9003

1047  www



बदर - १८		
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**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

**NEERAJ PERIWAL**

**SHRIKISHAN PERIWAL**

**01/01/1993**  
Permanent Account Number

**BFRPP8467B**

*Neeraj*  
Signature

03112015

*Neeraj*

**भारत सरकार**  
Government of India

नीरज पेडीवाल  
Neeraj Periwal  
जन्म तिथि/ DOB: 01/01/1993  
पुरुष / MALE

9285 7924 1204

**मेरा आधार, मेरी पहचान**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India

**पता:**  
S/O श्रीकिशन पेडीवाल, हाउस न-  
276 विभाग न-01 वॉर्ड न-03,  
पिलीबंगा, पीलीबंगा, हनुमानगढ़,  
राजस्थान - 335803

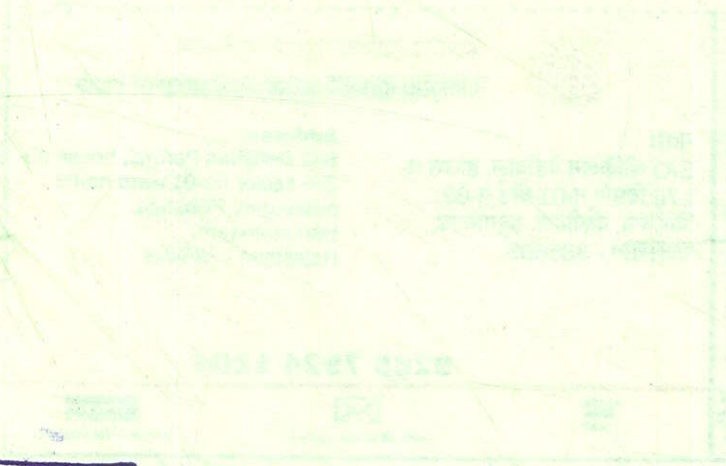
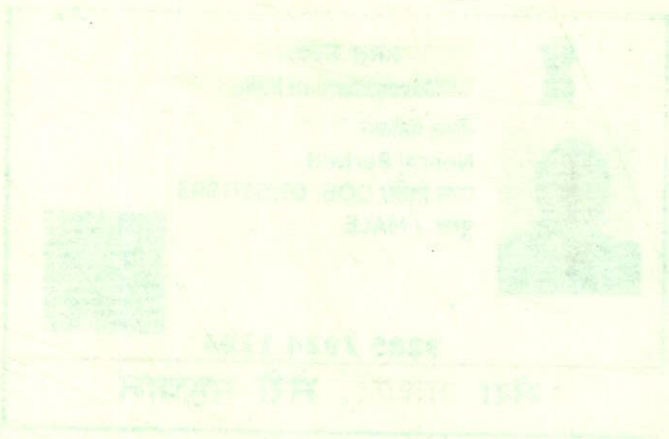
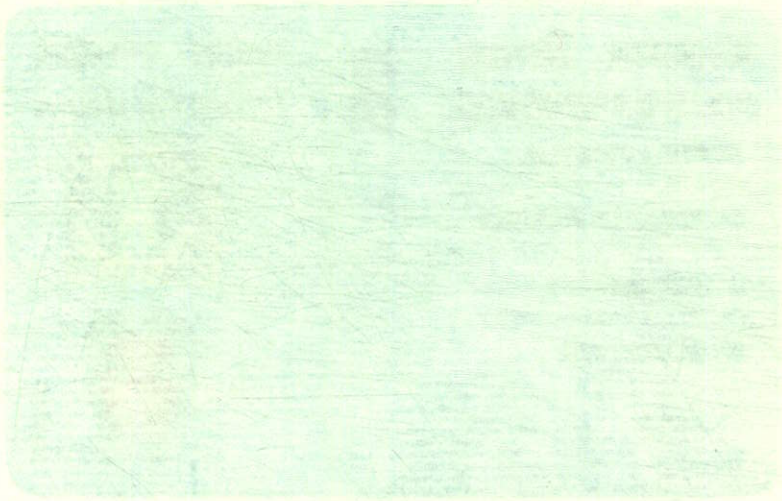
**Address:**  
S/O Srikishan Periwal, house no-  
276 sector no-01 ward no-03,  
pilibangan, Pilibanga,  
Hanumangarh,  
Rajasthan - 335803

9285 7924 1204

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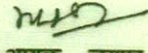
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ADJPP5089N**



नाम /NAME  
**SUMAN DEVI PERIWAL**

पिता का नाम /FATHER'S NAME  
**KISHORI LAL BHATER**

जन्म तिथि /DATE OF BIRTH  
**15-05-1968**

हस्ताक्षर /SIGNATURE  


**सुमन देवीवाल**

आयकर आयुक्त, जयपुर  
 COMMISSIONER OF INCOME-TAX, JAIPUR

सुमन देवीवाल

भारत सरकार  
 Government of India



सुमन देवी पेडीवाल  
 Suman Devi Periwal  
 जन्म तिथि / DOB : 15/05/1968  
 महिला / Female



**8315 8243 9569**

**आधार - आम आदमी का अधिकार**

भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता:  
 W/O: श्री किशन पेडीवाल, वॉर्ड न 7,  
 अग्रवाल धर्मशाला के पास,  
 पिलीबंगा, पीलीबंगा, पिलिबंगन,  
 हनुमानगढ़, राजस्थान, 335803

Address:  
 W/O: Shree Kishan Periwal, ward  
 no 7, near aggrwal dharamshala,  
 pilibanga, Pilibanga, Pilibangan,  
 Hanumangarh, Rajasthan, 335803

**8315 8243 9569**

1800 300 1947 help@uidai.gov.in www.uidai.gov.in



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बदर - १८		
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*Raju Surwade*



बंदर - १८		
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बटार - १८		
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१४ - ३३६		
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११०९		

**भारत सरकार**  
GOVERNMENT OF INDIA



सनी अर्जुनदास रोचियाणी  
Sunny Arjandas Rochiani

जन्म वर्ष / Year of Birth : 1990

पुरुष / Male



9800 8700 7304

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आधार – सामान्य माणसाचा अधिकार

*Sunnyf*



**भारतीय विशिष्ट ओळख प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता क्रम नं १, अमर भवन, बेरेक नं १६६,  
भारत चौक जवळ, उल्हासनगर १,  
उल्हासनगर, उल्हासनगर-१, ठाणे,  
महाराष्ट्र, ४२१००१

Address: ROOM NO 1, AMAR  
BHAVAN, BK NO 166, NEAR  
BHARAT CHOWK,  
ULHASNAGAR 1, Ulhasnagar,  
Ulhasnagar-1, Thane,  
Maharashtra, 421001

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1888 180 1947

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help@uidai.gov.in

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www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

बदर - १८  
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514/14354

सोमवार, 22 ऑगस्ट 2022 10:36 म.पू.

दस्त गोषवारा भाग-1

बदर18

दस्त क्रमांक: 14354/2022

दस्त क्रमांक: बदर18 /14354/2022

बाजार मुल्य: रु. 1,84,05,296/-

मोबदला: रु. 2,41,11,000/-

भरलेले मुद्रांक शुल्क: रु.14,46,700/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

अ. क्र. 14354 वर दि.22-08-2022

रोजी 10:32 म.पू. वा. हजर केला.

पावती: 15483

पावती दिनांक: 22/08/2022

सादरकरणाराचे नाव: नीरज - पेडीवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची सही:

एकुण: 30900.00

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 22 / 08 / 2022 10 : 32 : 02 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 08 / 2022 10 : 32 : 55 AM ची वेळ: (फी)

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

## प्रतिज्ञापत्र

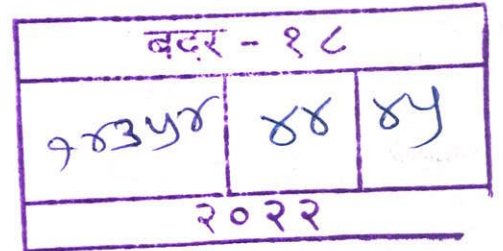
सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवज संपूर्ण सजावट निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदाप्रक्रांची संपत्ता रक्कमसह आहे. दस्ताची सत्यता, वैधता कायदेद्वारे बळीसाठी दस्त निष्पादक व वास्तुस्थितीधारक हे संपूर्णपणे जबाबदार राहतील.

M.P. Trivedi  
लिहून देणारे

Neeraj  
लिहून घेणारे

नीरज पेडीवाल

Pravinth.





22/08/2022 10 39:10 AM

दस्त गोषवारा भाग-2

बदर18

दस्त क्रमांक:14354/2022

दस्त क्रमांक :बदर18/14354/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नीरज - पेडीवाल पत्ता:प्लॉट नं: हाउस नं 276, माळा नं: -, इमारतीचे नाव: सेक्टर नं 1, वार्ड नं 03, ब्लॉक नं: पिलीबंगा, हनुमानगड, राजस्थान, रोड नं: -, राजस्थान, HANUMANGARH. पिन नंबर:BFRPP8487B	लिहून घेणार वय :-29 स्वाक्षरी:- Neeraj		
2	नाव:सुमन देवी पेडीवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वार्ड नं 07, अगरवाल धरमशाळा जवळ, ब्लॉक नं: पिलीबंगा, हनुमानगड, राजस्थान, रोड नं: -, राजस्थान, HANUMANGARH. पिन नंबर:ADJPP5089N	लिहून घेणार वय :-54 स्वाक्षरी:- सुमन पेडीवाल		
3	नाव:निमिषा पी. त्रिवेदी पत्ता:प्लॉट नं: सदनिका नं 501, माळा नं: -, इमारतीचे नाव: आयरिन, ब्लॉक नं: ऑपोझीट कॉसमॉस बँक, विले पार्ले पूर्व मुंबई, रोड नं: हनुमान रोड, महाराष्ट्र, मुम्बई. पिन नंबर:AAAPT4378E	लिहून देणार वय :-53 स्वाक्षरी:- N. P. Trivedi.		
4	नाव:परेश - त्रिवेदी पत्ता:प्लॉट नं: सदनिका नं 501, माळा नं: -, इमारतीचे नाव: आयरिन, ब्लॉक नं: ऑपोझीट कॉसमॉस बँक, विले पार्ले पूर्व मुंबई, रोड नं: हनुमान रोड, महाराष्ट्र, मुम्बई. पिन नंबर:AAAPT5338A	लिहून देणार वय :-53 स्वाक्षरी:- Prakash.		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:22 / 08 / 2022 10 : 34 : 46 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:- - राजु पांडुरंग सुरवाडे  
वय:40  
पत्ता:न्यु गौतम नगर निअर गुलशन हयात हॉटेल गोंवडी शिवाजीनगर मुंबई  
पिन कोड:400043

स्वाक्षरी

2 नाव:सत्री अर्जानदास रोचलानी - -  
वय:32  
पत्ता:रुम नं.1 अमर भवन बरेक नं.166 भारत चौक जवळ उल्हासनगर न.1 ठाणे  
पिन कोड:421001

स्वाक्षरी

बदर-१८		
१४३५४	४५	४५
छायाचित्र	अंगठ्याचा ठसा	

शिक्का क्र.4 ची वेळ:22 / 08 / 2022 10 : 35 : 30 AM

Joint S.R. Andheri-7  
सह. दुय्यम निबंधक, अंधेरी क्र. ७  
दिनांक: 22/08/2022 11:05:36 AM नोंदणी पुस्तक - 1 मध्ये

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....४५.....पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र.-७,  
मुंबई उपनगर जिल्हा

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEERAJ PERIWAL and SUMAN DEVI PERIWAL	eChallan	00040572022081825197	MH006534354202223E	1446700.00	SD	0003310280202223	22/08/2022
2		DHC		2208202201225	900	RF	2208202201225D	22/08/2022
3	NEERAJ PERIWAL and SUMAN DEVI PERIWAL	eChallan		MH006534354202223E	30000	RF	0003310280202223	22/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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बदर-१८/ १४३५४ / २०२२ 14354/2022

पुस्तक क्रमांक १, क्रमांक.....४५.....वर

दिनांक: 22/08/2022

सह. दुय्यम निबंधक, अंधेरी क्र.-७,  
मुंबई उपनगर जिल्हा.



22/08/2022

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 14354/2022

नोंदणी :

Regn:63m

## गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24111000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18405295.65
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 201, माळा नं: 2 रा मजला , इमारतीचे नाव: सन विज्जुन स्पेटा, ब्लॉक नं: प्लॉट नं. 11 ए ,खार पश्चिम मुंबई 400052, रोड : 3 रा रोड, इतर माहिती: सोबत एक कार पार्किंग.( ( C.T.S. Number : E / 855 ; ) )
(5) क्षेत्रफळ	1) 69.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-निमिषा पी. त्रिवेदी वय:-53; पत्ता:-प्लॉट नं: सदनिका नं 501, माळा नं: -, इमारतीचे नाव: आयरिन , ब्लॉक नं: ऑपोझीट कॉसमॉस बँक, विले पार्ले पूर्व मुंबई , रोड नं: हनुमान रोड , महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAPT4378E 2): नाव:-पंरेश - त्रिवेदी वय:-53; पत्ता:-प्लॉट नं: सदनिका नं 501, माळा नं: -, इमारतीचे नाव: आयरिन , ब्लॉक नं: ऑपोझीट कॉसमॉस बँक, विले पार्ले पूर्व मुंबई, रोड नं: हनुमान रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAAPT5338A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरज - पेडीवाल वय:-29; पत्ता:-प्लॉट नं: हाउस नं 276, माळा नं: -, इमारतीचे नाव: सेक्टर नं 1, वार्ड नं 03, ब्लॉक नं: पिलीबंगा, हनुमानगड, राजस्थान , रोड नं: -, राजस्थान, HANUMANGARH. पिन कोड:-335803 पॅन नं:-BFRPP8487B 2): नाव:-सुमन देवी पेडीवाल वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वार्ड नं 07, अगरवाल धरमशाळा जवळ , ब्लॉक नं: पिलीबंगा, हनुमानगड, राजस्थान , रोड नं: -, राजस्थान, HANUMANGARH. पिन कोड:-335803 पॅन नं:-ADJPP5089N
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	22/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14354/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1446700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबत सूची क्र. II

खरी प्रत \

सह. दुय्यम निबंधक, अंधेरी क्र. 7  
मुंबई उपनगर जिल्हा

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

